

NORTH PARK – RECOMMENDED ZONE DESIGNATIONS  
January 2016

Proposed Land Use Plan				Recommended Zoning					Orientation
Designation		Density Range		Zone	S.F. of lot area per Unit	Max. Density	Max. Height	Max. FAR	
	Very Low	0-4		RS-1-1	40,000	4 du/acre	24/30	.45	----
Residential	Low	5-9		RS-1-7	5,000	9 du/ac	24/30 <sup>(1)</sup>	0.60 <sup>(2)</sup>	---
	Low Medium	10-15		RM-1-1	3,000	15 du/ac	30 <sup>(3)</sup>	0.75	---
	Medium	16-29		RM-2-5	1,500	29 du/ac	40 <sup>(5)</sup>	1.35 <sup>(4)</sup>	---
	Medium High	30-44		RM-3-7	1,000	44 du/ac	40	1.80 <sup>(6)</sup>	---
	High(1)	45-54		RM-3-8 <sup>(9)</sup>	800	54 du/ac	50	2.25 <sup>(6)</sup>	---
	Very High	55-73		RM-3-9	600	73 du/acre	60	2.70 <sup>(6)</sup>	---
Commercial & Multiple Use	Neighborhood (1)	0-29		CN-1-3 <sup>(8)</sup>	1,500	29 du/ac	30	1.0	Pedestrian
	Neighborhood (2)	0-44		CC-3-4	1,500	29 du/ac	30	1.0	Pedestrian
	Community (1)	0-44		CC-3-6	1,000	44 du/ac	65	2.0/2.0	Pedestrian
		0-54		CC-3-7 <sup>(8,9)</sup>	800	54 du/ac	65	2.0/2.5	Pedestrian
	Community (2)	0-73		CC-3-8 <sup>(8,9)</sup>	600	73 du/ac	100	2.0/2.5	Pedestrian
				RM-3-9 <sup>(10)</sup>	600	73 du/ac	60	2.70 <sup>(6)</sup>	---
				CC-3-9 <sup>(8,9)</sup>	400	109 du/ac	---	2.0/3.0	Pedestrian
Proposed Land Use Plan				Recommended Zoning					Orientation
Designation		Density Range		Zone	S.F. of lot area per Unit	Max. Density	Max. Height	Max. FAR	
Institutional	Fire Station	---		Abutting	---	---	---	---	---
	Hospital	---		Abutting	---	---	---	---	---
	Library	---		Abutting	---	---	---	---	---
	School	---		Abutting	---	---	---	---	---
Park & Open Space	Open Space	0-5		OR-1-1	40,000	1	30	0.45	---
	Park	---		OP-1-1	---	---	---	---	---

(1) Angled building plane required at front, side, and street side. Begins at 24 feet in height and angles to 30 feet in height at a 45 degree angle for lot less than 75 feet wide and at a 30 degree angle for lots 75 to 150 feet wide.

(2) Applies to lots 4,001 to 5,000 s.f. For every 1,000 s.f. greater than 5,000 the FAR decreases by 0.01 (ex. a 6,500 s.f. lot has a FAR of 0.59). For lots smaller than the FAR increases to 0.65 for lots from 3,001 to 4,000 s.f and to 0.70 for lots less than 3,000 s.f.

(3) Angled building plane required. At front the mangled plane begins at 19 feet for the minimum front setback (15-foot front setback for a maximum of 50% of the width of the building envelope) and the angle plane begins at 24 feet in height at the standard setback (20 feet). The angled building plan at the side setback begins at 24 feet in height.

(4) Minimum of one-quarter of the FAR is to be reserved for required parking. If underground parking is provided then the amount equal to the gross floor area of the parking may be added area of the FAR but shall not exceed the maximum FAR.

(5) Angled building plane required. Begins at 30 feet in height and angles to 40 feet in height at a 60 degree angle.

(6) Minimum of one-third of the FAR is to be reserved for required parking. If underground parking is provided then the amount equal to the gross floor area of the parking may be added area of the FAR but shall not exceed the maximum FAR.

(7) Max FAR increases with height/stories 1.80 FAR at up to 4 stories (48 feet) increasing by an FAR of 0.05 for every additional story up to a maximum 2.10 Far for 10 or more stores (120 feet or greater).

(8) Residential use and residential parking would be prohibited in the front half of the lot.

(9) New zones to achieve mixed use densities of 54 and 73 du/ac.

(10) Potential to apply a residential zone for the CC land use designation in between the nodes. Section 131.0423 would be revised citywide to allow up to 100% of the ground floor to be commercial subject to the limited types of commercial uses permitted. The RM-3-8 in the transition would also allow the limited commercial.